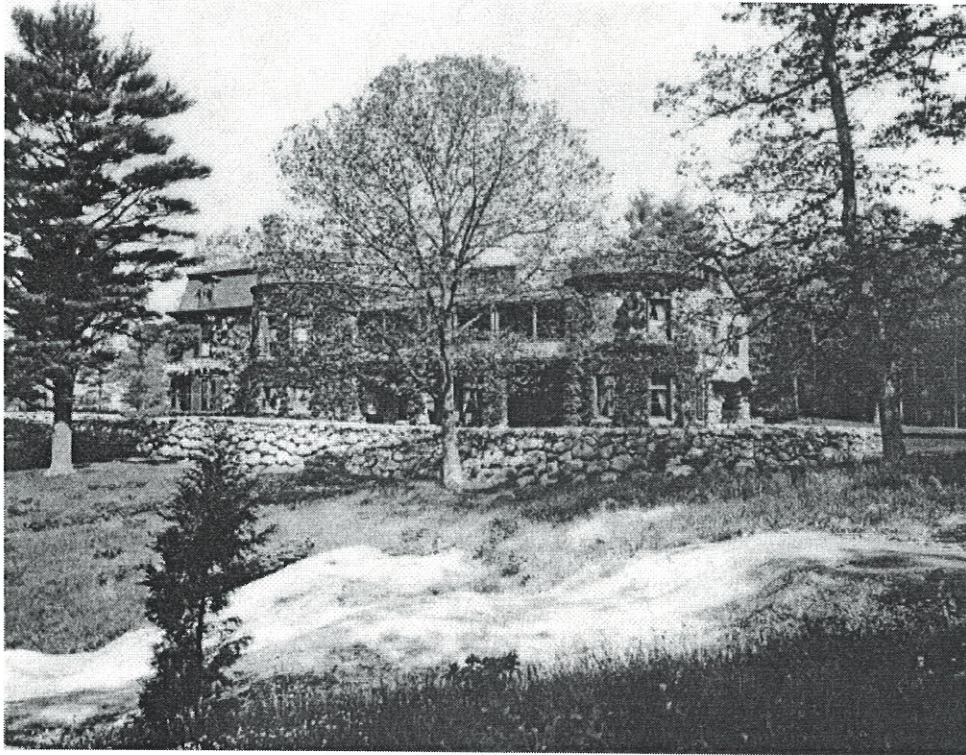


LANDSCAPE MASTER PLAN UPDATE

ROBERT TREAT PAINE ESTATE



PREPARED FOR
City of Waltham and
Robert Treat Paine Historical Trust

PREPARED BY
Shary Page Berg
Landscape Preservation, Planning and Design
11 Perry Street
Cambridge, MA 02139
617-491-3727

June 1999

TABLE OF CONTENTS

I.	INTRODUCTION	1
II.	APPROACH TO TREATMENT	2
	A. Landscape History	
	B. Landscape Significance	
	C. Treatment Period and Approach	
III.	LANDSCAPE PRESERVATION PROJECTS AND PRIORITIES	7
	A. House Perimeter Landscape Stabilization	
	Background	
	Recommendations	
	B. South Lawn Vista Clearing and Landscape Rehabilitation	
	Background	
	Recommendations	
	C. East Lawn Landscape Rehabilitation	
	Background	
	Recommendations	
	D. Tree Pruning and Preservation	
	Background	
	Recommendations	
	E. Entry Circle and West Field Clearing and Landscape Rehabilitation	
	Background	
	Recommendations	
	F. Circle Roadway, Parking and Service Areas	
	Background	
	Recommendations	
	G. Terrace Resurfacing	
	Background	
	Recommendations	
	H. Entrance Drive Repaving and Landscape Rehabilitation	
	Background	
	Recommendations	
	APPENDIX A: PRELIMINARY COST ESTIMATES	16
	APPENDIX B: MODELS FOR TREATMENT: OLMSTED LANDSCAPES	17

I. INTRODUCTION

The Robert Treat Paine Estate “Stonehurst” in Waltham, Massachusetts was designated a National Historic Landmark in 1989 in recognition of its outstanding historical and architectural significance. The property is historically significant as the home of Robert Treat Paine, a prominent nineteenth century Boston lawyer and philanthropist, and as a example of the late nineteenth century country place era. The house is architecturally significant as Henry Hobson Richardson’s largest and most impressive shingle style residential design. Landscape significance derives from the involvement of Frederick Law Olmsted who advised Paine on the siting of the house and the layout of the grounds and designed the massive stone terrace. The collaboration between Richardson and Olmsted also contributes to the significance of the property. (Note: for further information on historical and architectural significance see the National Register nomination form prepared by Margaret H. Floyd and Alan McClennan, 1975.)

The estate remained in the Paine family until 1974 when Theodore Lyman Storer, grandson of Robert Treat Paine, gave the house and 134 acres to the City of Waltham. The City has undertaken periodic improvements over the past 25 years. Much of the work accomplished to date has focused on architectural preservation. There has also been an ongoing effort to recognize and preserve important landscape features, especially within the historic core area which immediately surrounds the house. Since 1991 the Robert Treat Paine Historical Trust has played an advisory role in the preservation and management of the property.

There have been several past efforts to document the history of the landscape and to develop a plan for its management. The most comprehensive was the “Historic Grounds Report” and “Landscape Master Plan” prepared by Lucinda Brockway in 1991-2 which provides an analysis of the historic core area and makes recommendations by landscape area. Several other plans have addressed specific areas of the landscape. In 1980 the Waltham Garden Club commissioned landscape architect Peter Hornbeck to prepare a planting plan for the terrace, which had become very overgrown. The remnants of this planting still exist. In the mid-1990s Carol R. Johnson Associates prepared a plan for repaving the entrance drive. The estimates for this work were higher than anticipated and it was never implemented.

In the intervening years, understanding of the property and its historical significance has evolved and more specific guidance is now needed to direct current landscape rehabilitation efforts. The City of Waltham and the Robert Treat Paine Historical Trust initiated the current landscape master plan update to accomplish three goals:

- To clarify and refine the approach to landscape treatment in light of an earlier preservation period than was previously envisioned
- To provide supplemental historical research in key areas to guide landscape treatment
- To establish preservation priorities

The landscape master plan update is in three sections. The approach to treatment provides some historical background and describes the rationale for the current approach. Landscape preservation priorities identifies specific rehabilitation projects based on historical significance, current condition, management needs and potential threat. The appendices provide preliminary cost estimates and supplemental information regarding other Olmsted landscapes.

II. APPROACH TO TREATMENT

A. LANDSCAPE HISTORY

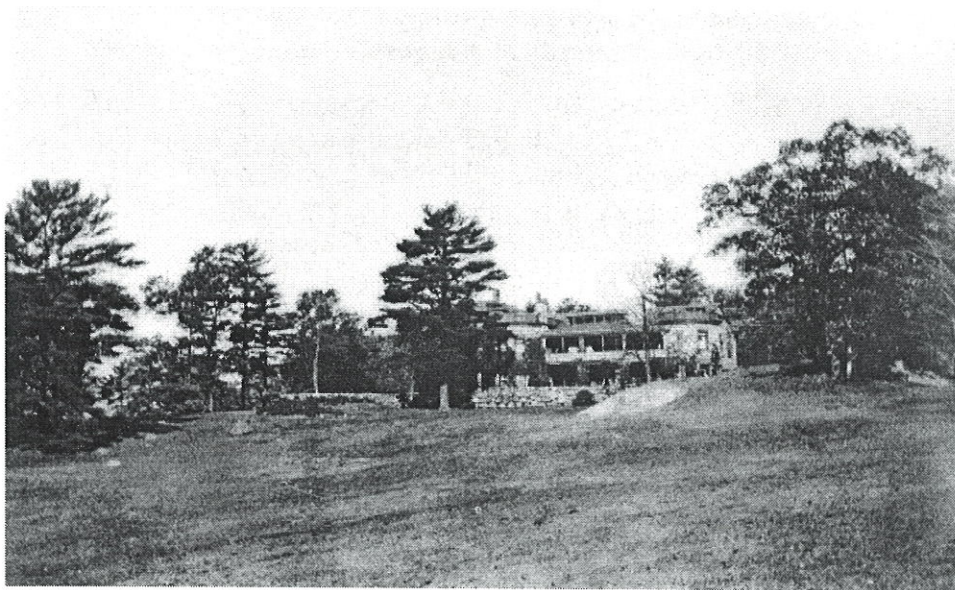
The history of the Stonehurst landscape has been documented in other reports, most notably the “Historic Grounds Report”, and is not repeated in detail here. However a brief summary is necessary to provide a basis for understanding the recommendations that follow.

There are four major periods in the development of the Paine estate landscape.

- 1866 - 1886 Robert Treat Paine, Sr. - Early Years
- 1886 - 1910 Robert Treat Paine, Sr. - Olmstedian Period
- 1910 - 1961 Robert Treat Paine, Jr. - Gardenesque Period
- 1961 - 1999 Recent Past - Simplified Landscape

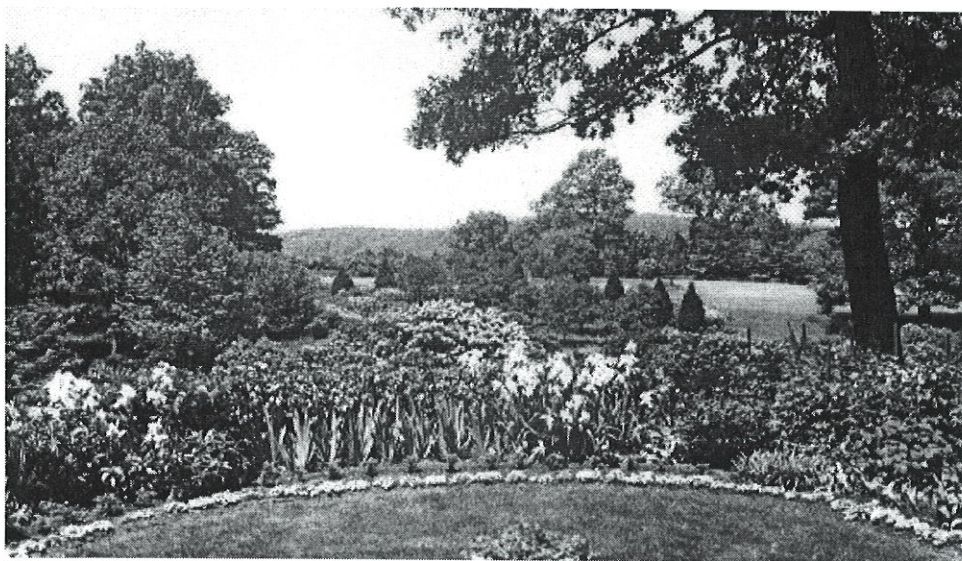
The period before 1886 pre-dates the period of significance, which is primarily associated with the later evolution of the estate, most notably the work of Richardson and Olmsted. Little physical evidence remains from this early period except for the mansard roofed house built in 1866, which was later moved and incorporated into the Richardson-designed addition.

The period from the completion of the Richardson/Olmsted work in 1886 to Robert Treat Paine, Sr.’s death in 1910 is considered the primary period of significance. This is the time when the house and grounds reflected the influence of the three powerful men who shaped the estate. (Note: Paine, like many estate owners of the period, was an integral part of the design team.) The appearance of the landscape during this period has been characterized as “Olmstedian”. Photographs reveal a relatively open character with rolling topography, exposed rocks, broad expanses of turf, carefully chosen trees and minimal ornamental planting with heavy use of native plant materials. The intent was that the landscape appear “natural”, a concept which Olmsted popularized in reaction to the excesses of Victorian planting. There was also some agriculture on the estate during this period, reflecting the importance of the gentleman’s farm concept, an influence from the adjacent Lyman estate. While the early Stonehurst landscape has been altered substantially by the loss of outbuildings and the growth of vegetation, the basic spatial organization can still be discerned in the historic core area.



*Images such as this pre-1910 view reveal the openness and simplicity of the original landscape design.
(Source: Elizabeth Paynter Storer)*

Under the stewardship of Robert Treat Paine, Jr., the estate underwent a gradual transition from a naturalistic landscape to a more gardenesque appearance with emphasis on horticultural displays. The most dramatic change was the addition of extensive ornamental plantings throughout the estate. These included large beds of iris, gladiolas, peonies, lilacs, and many other perennials. Arborvitae and junipers were also planted extensively during this period, as well as additional broad-leaved evergreens. The area around the house was softened by reduction of the brick paving on the terrace and the introduction of potted plants and perennial beds. Chinese bays were added at the loggia. Farming was gradually phased out as the horticultural emphasis grew.



Paine Jr. introduced extensive ornamental plantings throughout the landscape, most of which have disappeared. This view is looking west with the terrace in the foreground and the west lawn beyond. (Source: Robert Treat Paine Estate Archives)

After Paine Jr.'s death in 1961, the grounds were no longer maintained at their previous level and many landscape features, including all of the outbuildings, were lost. The estate remained in the Paine family until 1974, when it was given to the City of Waltham. For the past 25 years funding for maintenance has been limited and priority has been given to the house itself and the area immediately surrounding it.

B. LANDSCAPE SIGNIFICANCE

The landscape of the Paine estate is significant in two ways: as an example of a late nineteenth and early twentieth century rural estate which exemplified the lifestyle of the country place era, and as a work of landscape architect Frederick Law Olmsted.

During the country place era, wealthy owners devoted extensive time and money to creating elaborate estates which reflected their wealth and social prominence. The two major owners of the Paine estate each brought a distinct style and set of values to the property. Paine Sr. preferred the simple landscape

style derived from eighteenth century English estates, as reinterpreted by Frederick Law Olmsted, while Paine Jr. placed far greater emphasis on horticulture, preferring elaborate flower beds to the bolder, simpler landscapes favored by his father.

Frederick Law Olmsted was involved in numerous projects throughout his life and many of these are referred to as “Olmsted landscapes” without a clear understanding of his role. The Paine project was an important one to Olmsted but he was not responsible for designing the entire estate landscape.

Olmsted was involved at the Paine estate in three ways. He worked with Paine and Richardson to identify the best site for the new house, using detailed surveys to identify potential views and landscape features that should be retained. He also advised Paine on the selection and location of plantings. Apparently this was done informally onsite without the benefit of plans and plant lists. (Note: see the “Historic Grounds Report” for examples of Paine’s correspondence requesting that Olmsted come out and advise him on forestry and planting.) Olmsted’s greatest involvement was in the design of the terrace, for which he did a number of sketches. This project was of particular interest to him because of the design challenge that it represented and the opportunity to collaborate with Richardson.

Despite Olmsted’s strong interest in the terrace project, he apparently did not have total control over it. Correspondence indicates that he was not pleased with the way it was built by Paine’s gardener and recommended that it be rebuilt. The drawings were also conceptual and did not clearly delineate surface treatment and plantings. In at least one case he offered alternatives for both. (Note: see the “Historic Grounds Report” for copies of Olmsted’s sketches and correspondence.)

Thus the estate landscape during Paine Sr.’s lifetime can be characterized as “Olmstedian” but not completely designed by Olmsted. Other than the sketches for the terrace, there are few landscape plans, making restoration to that period difficult. Historic photographs provide some indication about landscape character but do not contain sufficient information to guide a restoration. The most dramatic message that they convey is the simplicity of the landscape during the Paine Sr. period and the elaborateness of the plantings during the peak of the Paine Jr. years.

C. TREATMENT PERIOD AND APPROACH

For more than a century the Robert Treat Paine estate has undergone alterations to meet the changing needs of its owners and it must continue to do so today. Decisions regarding the property must take a number of factors into consideration. Since Stonehurst has been designated a National Historic Landmark, historical significance is certainly a major management consideration, but this cannot be addressed in isolation. Other factors must include current site conditions, intended uses, and the financial resources available to maintain the estate.

The property is managed in two zones. The bulk of the estate (areas where few historic resources remain) is managed by the Waltham Conservation Commission as open space. The historic core (the area immediately around the house) is managed the Waltham Historical Commission, with advice from other city agencies and the Robert Treat Paine Historical Trust. The intent in this area is to preserve the house and the historic features of the designed estate landscape. The house is used for weddings and other functions, an important source of revenue for the property. The entry drive must meet multiple needs for open space users, museum visitors, function guests and service vehicles.

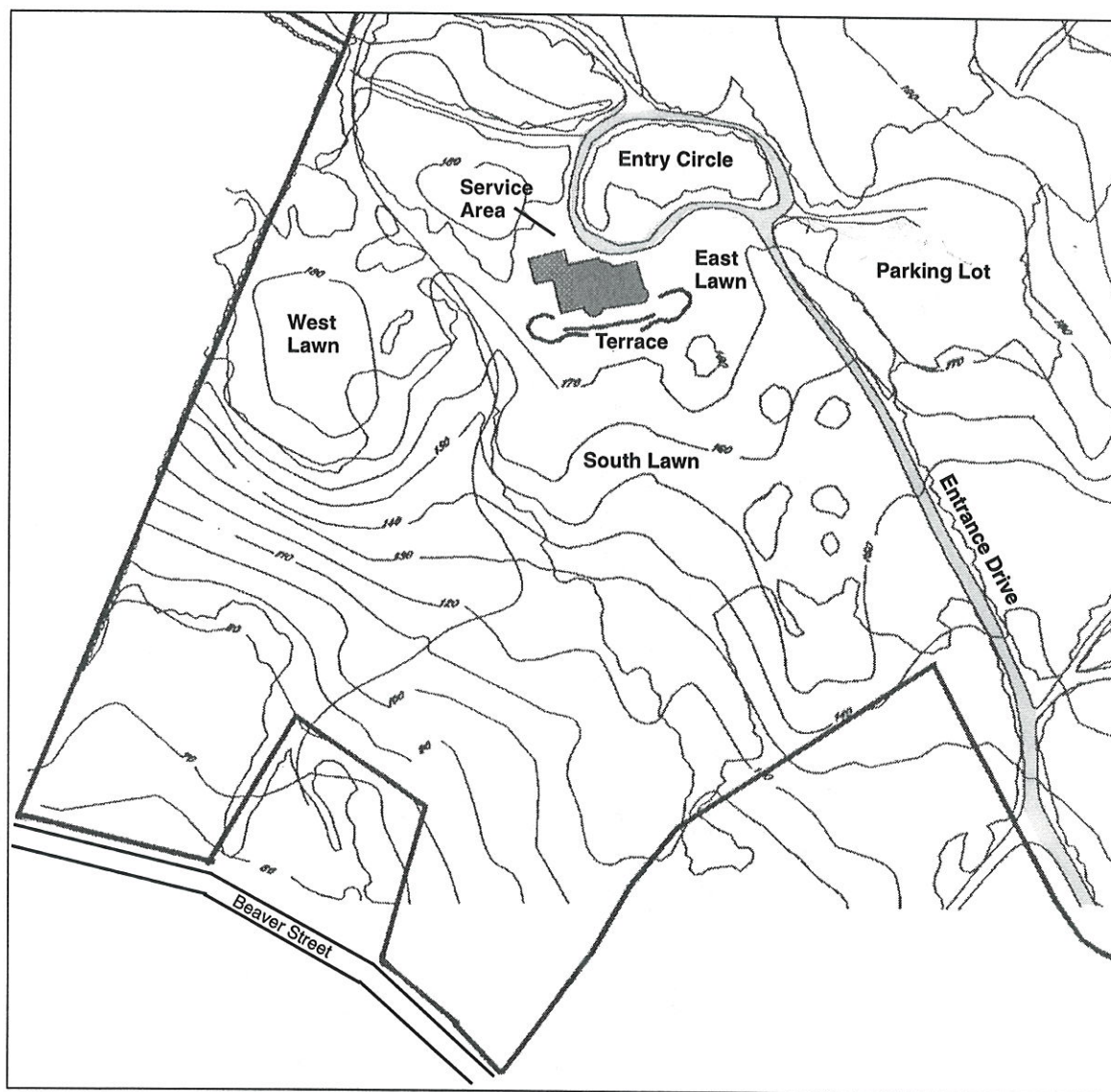
The period from the construction of the Richardson addition to the death of Robert Treat Paine, Sr. (1886 - 1910) has been identified as the primary period of significance. This period has been designated as the preservation period for the historic core area because of its greater historical significance and simpler landscape character, which will be easier to maintain on a limited budget. Within this area there are wide variations in the level of design involvement and historic documentation. Information regarding the house is quite detailed and steps have already been taken to remove later additions such as the Chinese bays on the terrace and to re-establish the "pure" Richardson design. Thus for the house, the treatment is largely restoration of the outside and major public rooms, while some adaptations have been necessary in secondary spaces to accommodate current function and office use.

Treatment of the landscape is more complex for a number of reasons. First and foremost, the level of documentation does not exist to support a literal landscape restoration, even within the historic core area. Secondly the need to accommodate current uses requires some adaptation. Thirdly, the landscape itself has changed over time, with growth of trees and encroachment of surrounding areas by development. Finally, there are no longer funds available to provide the level of care associated with an estate landscape. Proposals must recognize the very limited resources available for landscape maintenance.

The approach recommended in the following section acknowledges the importance of the Paine Sr. period but is best characterized as rehabilitation rather than restoration. Rehabilitation, as defined by the National Park Service, is preserving key features from the past while allowing sensitive alterations which would accommodate new or ongoing uses. In general the greatest preservation care should be taken with the best documented structures, notably the house and the terrace. Both had strong design involvement and have changed little over time. Any alteration to these areas should be approached with extreme caution.

Other existing features associated with the initial design should also be preserved to the extent possible. For example the spatial organization around the house, the road alignment and key plant materials should be preserved, particularly where these are documented either in photographs, plans or other sources. While it may not be possible to restore all the details, the intent is to preserve the "bones" of the landscape.

Vegetation poses the greatest challenge. Except in a few instances, there is little documentation regarding specific plantings. Vegetative treatment should be based on Olmsted's approach to residential design as documented here and at other properties. Since there are no plans or planting lists, some interpretation will be necessary. See Appendix B for information on other Olmsted landscape restorations.



Detail of historic core area showing landscape areas. North is at the top of the map. (Source: "Historic Grounds Report")

III. LANDSCAPE PRESERVATION PROJECTS AND PRIORITIES

The landscape preservation recommendations fall into four general categories. Immediate stabilization of the most historically sensitive and visible areas right around the house is the highest priority. This relatively inexpensive work will result in improved safety and better appearance of heavily used areas and will minimize the impacts of vegetation on the house. Second priority work includes clearing the south lawn. This major project, scheduled for summer 1999, will open key vistas and restore the sense of spaciousness to the area around the house. The third group of projects involves clearing and vegetation management in secondary areas such as the east lawn, entry circle and west lawn, followed by tree pruning and removal of hazardous trees. Several large capital projects, while very much needed, are in the fourth category because of the substantial expense that they represent. These include reconfiguring the brick on the terrace and repaving the main drive and entry circle.

A. HOUSE PERIMETER LANDSCAPE STABILIZATION

Background

The area immediately surrounding the house, especially the terrace, is the most historically significant portion of the landscape because of its direct association with Richardson and Olmsted. It is also the most heavily used area and serves as a backdrop for the functions which occur at the property. While there are some plans and photographs of the area from various periods, they leave many questions unanswered. One of the major issues is that plantings were not static but evolved over time. The biggest change occurred between 1905 and 1932 when the brick area extending the length of the terrace was replaced by a smaller brick patio and extensive perennial plantings were added on the once unadorned terrace.

Recommendations

There is insufficient evidence to consider a literal restoration of the terrace paving and vegetation so a sensitive rehabilitation treatment, which takes into account Olmsted's general concepts and also responds to current needs, is appropriate. Treatment of the house perimeter landscape, especially the terrace, is recommended in two phases. The goal of the first phase, described below, is to stabilize the landscape immediately surrounding the house. For a minimal investment this will result in dramatically improved appearance of the area.

Control Vines

Wisteria should remain in designated areas on the 1866 house (where trellises are located) but not on the Richardson house. Ivy should remain on stone portions of the Richardson house but should be pruned away from wood and windows. All vines should be pruned regularly to keep them under control.

- Prune wisteria 2-3 times per year to minimize damage to structure
 - Retain ivy on stone portions of house, prune away from windows and wood surfaces
 - Add ivy on terrace column where it is missing (use cutting from existing ivy)
 - Rebuild trellises to support vines without damaging structure
- (Note: see National Park Service Tech Note on vines)

Reduce Foundation Plantings, Re-establish Turf

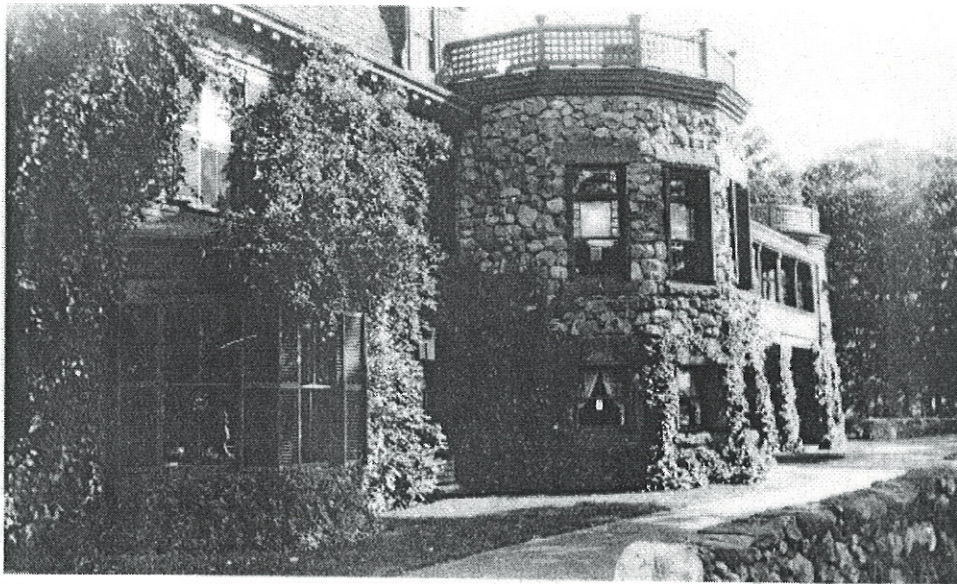
Reduce house foundation plantings based on historic images. In general, turf should come right to the building edge. There should be no foundation plantings on the south or east sides; the number and size of foundation beds on the north and west sides should be limited to areas where turf will not grow. In such situations (particularly north side of 1866 building near main entrance), ferns should be used.

- Remove inappropriate foundation plantings
- Bring turf to building edge, retain ferns in areas where turf is impractical

Reduce Terrace Plantings - Phase 1

The terrace is the most visible and heavily used portion of the landscape. The short-term goal for this area is to reduce planting beds to the two ends of the terrace and to maintain an attractive appearance which requires as little maintenance as possible. The long-term plan is to eliminate planting beds on the terrace altogether and to re-establish the original brick configuration, recreating the appearance of the terrace in the pre-1910 period.

- Eliminate all planting beds on terrace and ramps except for the two end beds
- Level ground plane and re-establish turf in former bed areas
- Narrow end beds, fill in with plants moved from other locations to create visual interest with minimal maintenance



*This 1905 view shows the simplicity of the early terrace plantings and the use of vines on the structure.
(Source: Elizabeth Storer Paynter)*

B. SOUTH LAWN VISTA CLEARING AND LANDSCAPE REHABILITATION

Background

An important aspect of the initial site selection was that the house should have views to the south and west. In recent years the former lawn area has grown up, eliminating the distant views. Some work has already been done in clearing the upper south lawn. Additional clearing and pruning of the lower south lawn is scheduled for summer 1999.

Recommendations

Recommendations for this area are geared to re-establishing important views out from the house and terrace, and also opening up the view of the terrace from the south lawn.

Expose Terrace Wall and Rock Formations (Upper South Lawn)

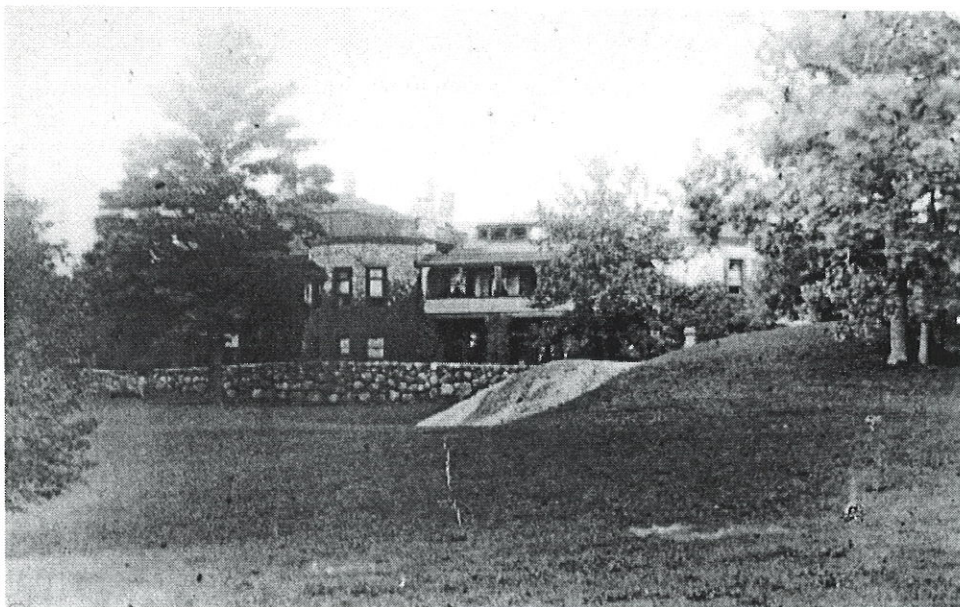
The upper south lawn has already been cleared but additional work is needed to expose terrace walls and to remove invasive vegetation. Further clearing is also needed at the west end of the terrace.

- Remove perennials from outside of terrace wall (relocate to terrace beds if appropriate), re-establish turf to base of wall
- Remove invasive vegetation from outside of terrace wall, re-establish turf
- Expose glacial rock adjacent to wall
- Rejuvenate shrubs

Vista Clearing, Selective Pruning, and Vegetation Rehabilitation (Lower South Lawn)

Work to be undertaken in summer 1999 will begin the process of opening up the full south lawn. Additional follow-up work may be needed depending on the results of the first project.

- Do minor regrading, remove obstacles (such as stumps) if needed
- Re-establish meadow-like turf throughout south lawn
- Refine perimeter plantings (prune existing plantings, selective replanting)
- Expose large rock if not already done



Once the south lawn has been cleared, photos such as this 1890s view can be used to guide grading and replanting. (Source: SPNEA)

C. EAST LAWN LANDSCAPE REHABILITATION

Background

The east lawn is a foreground to the house, framing the important first views from the entry drive. It is also heavily used, serving as an adjunct to the terrace for many functions. There is relatively little specific documentation other than a few views along the entrance drive.

Recommendations

The work needed here is primarily vegetative to re-establish an appropriate character of plantings and views.

Expose Terrace Wall, Rehabilitate Historic Plantings

- Remove perennial beds from outside of terrace to expose walls
- Re-establish turf to base of wall
- Remove concrete pads from center of space, relocate benches to perimeter
- Grind/remove stumps to facilitate mowing
- Aerate soil, make necessary amendments for improved turf
- Prune shrubs to re-establish historic view along entry drive (see photo p. 13)
- Clear distant views to the south



View of terrace from east lawn, 1890s. During the Robert Treat Paine Sr. period, the terrace walls were exposed rather than covered with vegetation. (Source: SPNEA)

D. TREE PRUNING AND PRESERVATION

Background

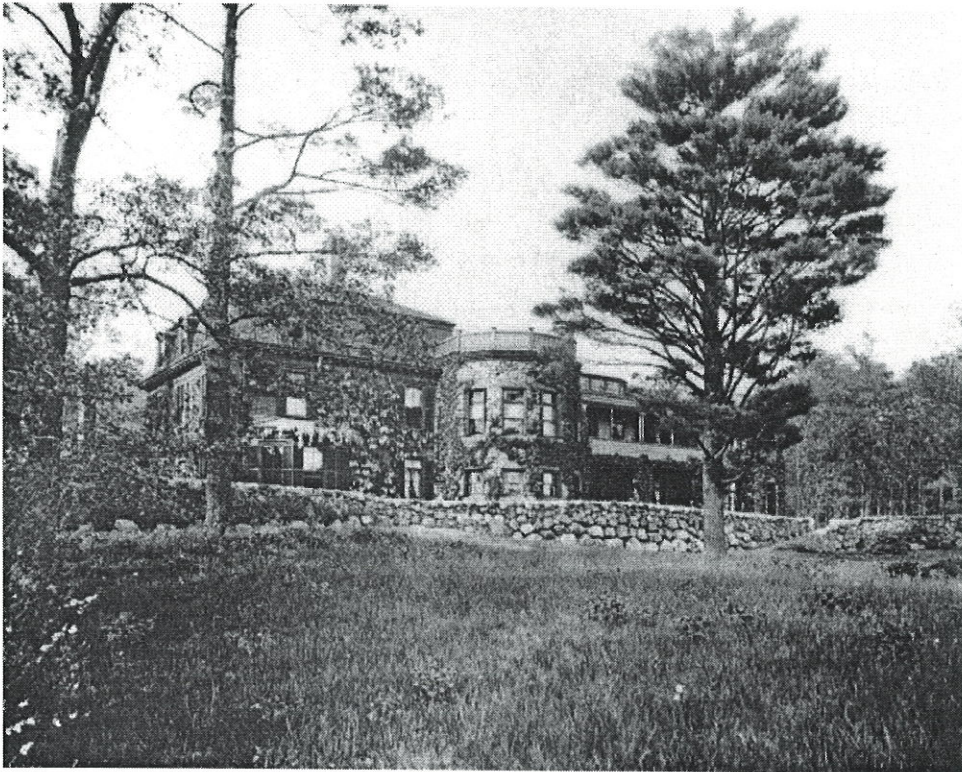
Mature trees of diverse species are a hallmark of the estate period and Stonehurst is fortunate to have some of the most impressive trees in the area. Most have received little care in recent years and many show signs of disease and decay.

Recommendations

Preserving significant trees is an important but large task. The work should be accomplished in phases as funds are available. Professional guidance from an arborist will have to be coupled with knowledge of historic design intent to determine priorities.

Establish Tree Pruning and Removal Program

- Work with qualified arborist to establish pruning priorities and specifications
- Remove hazardous trees
- Prune/fertilize significant trees in phases, working out from house



Mature trees such as the pine shown here in an 1890s view are central to the character of the Stonehurst landscape. (Source: Shepley, Bulfinch, Richardson and Abbott)

E. ENTRY CIRCLE AND WEST FIELD CLEARING AND LANDSCAPE REHABILITATION

Background

The entry circle and west lawn, while secondary to the south and east lawns are important aspects of the historic core which have become seriously overgrown. Neither area is well documented for the period of primary significance.

Recommendations

The entry circle has become overgrown and no longer serves its intended visual function. Similarly, the once open west lawn has become so overgrown that from the house it presents the appearance of a forest rather than providing the expansive vistas that were intended.

Rejuvenate Entry Circle Plantings

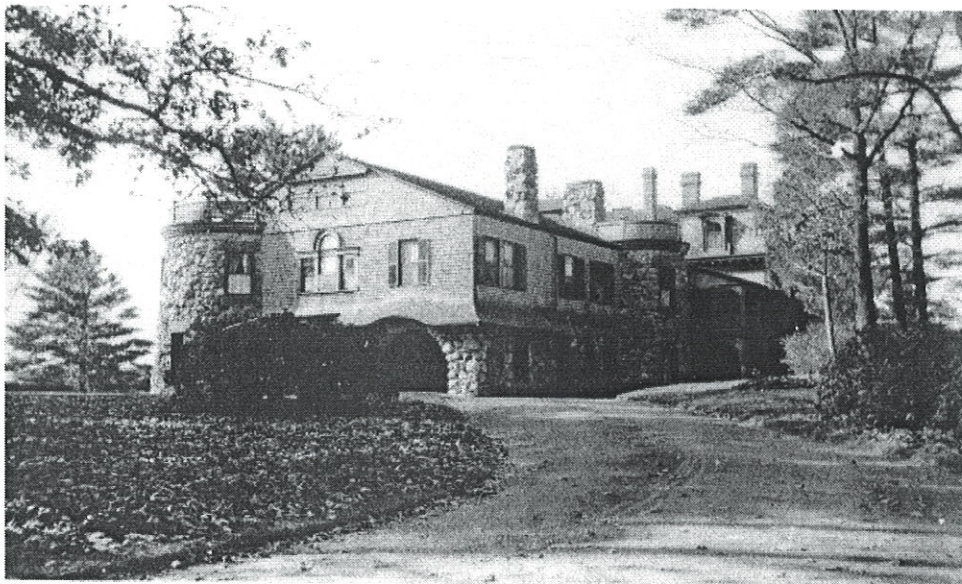
- Prune/rejuvenate historic plantings to restore intended arrival experience
- Remove non-historic wagon
- Create clearly defined edge between pavement and plantings

Simplify Plantings in West Yard (adjacent to 1866 house)

- Eliminate poison ivy infested bed, replace with turf
- Extend lattice to provide better screen for service yard

Clear West Field Vista

- Selectively clear to open up views, working out from house, establish meadow



This early image shows the original character of the entrance drive as it nears the house, with graveled surface, well-maintained turf to the edge of the road, and carefully placed shrubs to frame views. (Source: Shepley, Bulfinch, Richardson and Abbott, no date)

F CIRCLE ROADWAY, PARKING AND SERVICE AREAS

Background

The front entry circle roadway and its associated handicapped parking and service area have been modified over time, gradually losing the careful siting and detailing of the original. While this is not a particularly well documented area, the visual quality has clearly eroded, detracting from the overall appearance of the estate.

Recommendations

Design studies will be needed to determine an approach that is sensitive to current use needs but also respects the historic character.

Relocate or Redesign Handicapped Parking

- Redesign or screen handicapped parking to re-establish intended arrival views

Redesign Service Area

- Redesign fence to provide better screen, plant in front
- Reduce paved area in front of fence
- Relocate staff and service parking to rear of screen
- Create clear, safe pedestrian entrance to service wing



This 1905 view of the Paine children shows the carefully-maintained entrance drive. (Source: Elizabeth Storer Paynter)

G. TERRACE RESURFACING

Background

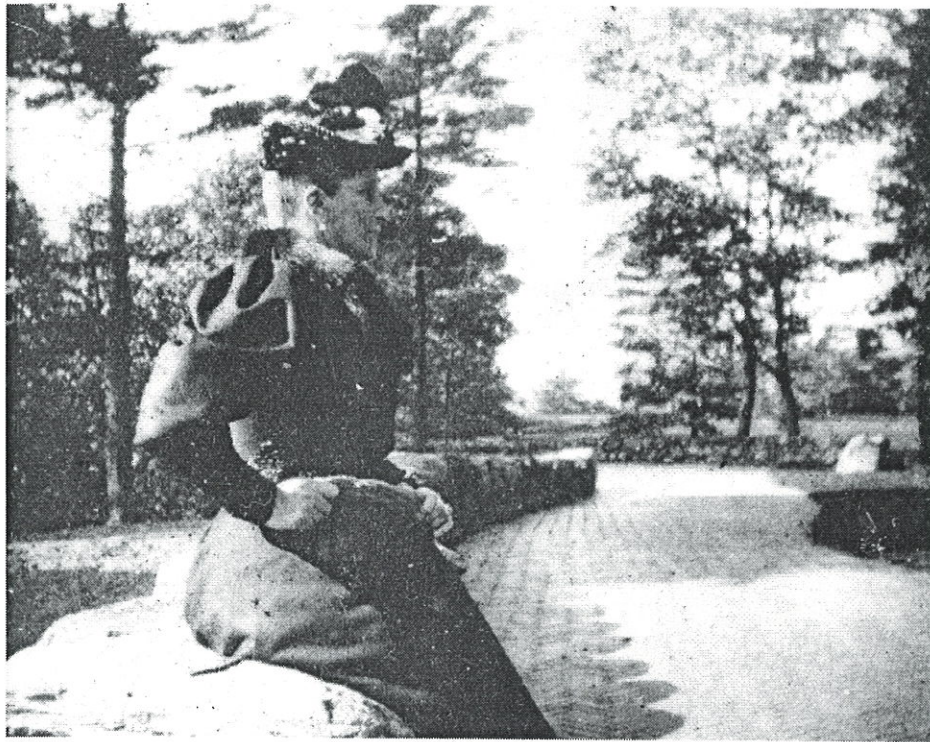
Olmsted's sketches show several options for surfacing the terrace but definitive plans have not been found. Early photographs show herringbone patterned brick covering most of the terrace with some small areas of turf. Edges appear to be somewhat undulating, echoing the lines of the terrace. The only other terrace plantings which appear in early images are yuccas and other ornamental species in iron pots. Thus the initial appearance of the terrace was much starker than it is today. Sometime between 1905 and 1932 the brick area was reduced to a relatively small rectangle in front of the loggia with the remainder turfed, with perennial beds at the ends. The current configuration and surfacing has evolved from this latter approach.

Recommendations

In keeping with the 1886 - 1910 preservation period, extensive public use and limited funds for maintenance, the pre-1910 brick configuration should be re-established on the terrace. Historic photographs such as that below can provide some guidance but careful judgments will have to be made where historical information is lacking or modern use for functions poses conflicting needs.

Remove remaining planting beds from terrace

Re-establish brick surface consistent with pre-1910 configuration and current needs



*This 1897 view, looking west along the terrace, with Lydia Lyman Paine in the foreground, provides some information about the original paving, but also leaves many questions unanswered.
(Source: Robert Treat Paine Estate Archives)*

H. ENTRANCE DRIVE REPAVING AND LANDSCAPE REHABILITATION

Background

The current entrance drive cannot be attributed directly to Olmsted, although he may have advised on its layout, particularly as it approached the house. He undoubtedly influenced the plantings along the roadway and the carefully controlled sequence of views.

Recommendations

The road needs to be repaved for vehicular safety and to eliminate erosion. The general approach should be a sensitive rehabilitation which would respect the character of the initial roadway alignment, views and plantings but adapt it to current needs. The 1992 "Landscape Master Plan" recommended that the current one lane width be retained. This decision may need to be re-evaluated in light of current usage and safety standards.

Repave Roadway

- Consider widening to two lanes and use of exposed aggregate to simulate gravel surface
- Resolve drainage problems

Rehabilitate Plantings Along Roadway

- Preserve and rehabilitate existing plantings along roadway
- Add new plantings as needed to re-establish Olmstedian character
- Selectively open views



*This view of the entrance drive, which dates to the Paine Jr. period, shows the selective views of the house and layered roadside plantings that characterized the road during this period.
(Source: Robert Treat Paine Estate Archives)*

APPENDIX A - PRELIMINARY COST ESTIMATES

This section provides basic information about the costs of proposed landscape projects to guide Stonehurst's managers in planning. These are necessarily rough estimates for several reasons. First of all, they are based on a preliminary scope of work rather than detailed plans and specifications. Many decisions need to be made (particularly regarding some of the larger projects like road repaving) before detailed cost estimates can be prepared. Secondly, much of the work is rehabilitation of historic plant materials which does not lend itself to traditional cost estimating procedures.

A. House Perimeter Landscape Stabilization **\$4,000 - \$5,000**

Some initial work on this task has already been undertaken in summer 1999.

- Control vines
- Reduce foundation plantings, re-establish turf
- Reduce terrace plantings - Phase 1

B. South Lawn Vista Clearing and Landscape Rehabilitation **\$40,000 - \$50,000**

Funds already available. This work to be undertaken summer/fall 1999.

- Expose Terrace Wall and Rock Formations (Upper South Lawn)
- Vista Clearing, Selective Pruning and Vegetation Rehabilitation (Lower South Lawn)

C. East Lawn Landscape Rehabilitation **\$3,000 - \$5,000**

- Expose terrace wall, rehabilitate historic plantings

D. Tree Pruning and Preservation **\$150,000 - \$200,000**

The amount shown above would address the most serious problems of deferred tree maintenance. Tree care should be part of an annual landscape maintenance budget.

- Establish tree pruning and removal program

E. Entry Circle, West Field Clearing and Landscape Rehabilitation **\$15,000 - \$25,000**

This could also be broken into three separate projects. The bulk of the cost is for clearing the west field.

- Rejuvenate circle plantings
- Simplify plantings in west yard (adjacent to 1866 house)
- Clear west field vista

F. Circle Roadway, Parking and Service Areas **\$30,000 - \$40,000**

This phase would require detailed plans and specifications prepared by a landscape architect.

It could be combined with repaving the entrance drive.

- Re-establish historic alignment of circle, eliminate parking at front entrance
- Relocate or redesign handicapped parking
- Redesign service area and lattice screen to accommodate service vehicles and daily use

G. Terrace Resurfacing **\$30,000 - \$40,000**

This phase would require detailed plans and specifications prepared by a landscape architect. Cost might be higher if a custom brick is required.

- Remove remaining planting beds from terrace
- Re-establish brick surface consistent with pre-1910 configuration and current needs

H. Entrance Drive Repaving and Landscape Rehabilitation **\$150,000 - \$200,000**

This phase would require detailed plans and specifications prepared by a landscape architect. Cost will also depend on width and detailing of roadway. See plans prepared by Carol R. Johnson Associates for additional information. CRJA estimate for single lane roadway with granite cobble shoulder was \$112,000 in the mid-1990s, with most of the cost associated with the shoulder rather than the roadway, for which only resurfacing was proposed.

- Repave roadway (two lanes should be considered as well as retaining a single lane)
- Rehabilitate plantings along roadway

APPENDIX B - MODELS FOR TREATMENT: OLMSTED LANDSCAPES

The preservation period for the historic core of the Paine estate has been established as 1886 - 1910, a time when the landscape was "Olmstedian" in character but for which there is relatively little specific documentation. In lieu of specific details on the Paine estate, other sources can inform decision-making regarding landscape treatment.

There have been numerous publications on Olmsted's work, written from a variety of perspectives. The most applicable general reference is Charles Beveridge and Paul Rocheleau's *Frederick Law Olmsted, Designing the American Landscape* (Rizzoli, 1995). This heavily illustrated volume depicts a wide range of Olmsted landscapes, both private and public. A particularly relevant chapter is that on Olmsted's collaboration with H. H. Richardson where six projects are described:

- Oakes Ames Memorial Hall and Civil War Monument, North Easton, Massachusetts
- Langwater Estate, North Easton, Massachusetts
- Ephraim Gurney Estate, Beverly Farms, Massachusetts
- Robert Treat Paine Estate, Waltham, Massachusetts
- Boylston Street Bridge, Boston, Massachusetts
- Boston and Albany Railroad Stations

Two other Massachusetts residential projects have been the subject of extensive study and would serve as good models for the Paine estate.

- Fairsted (Olmsted National Historic Site), Brookline, Massachusetts
- Moraine Farm, Beverly, Massachusetts

Fairsted is applicable because it was Olmsted's own home and has been particularly well documented in plans, photographs, plant lists and narrative. The recently published *Cultural Landscape Report* for Fairsted would be a particularly useful source.

Moraine Farm, a well-preserved estate on the North Shore, has also been the subject of recent study. This project, unlike Fairsted, which is less than two acres in size, it is roughly the same scale as the Paine estate. It is also particularly relevant because of the similarity between the terraces at the two properties.